

**Planning & Zoning Commission Agenda**  
**Wednesday, April 2, 2014 @ 5:00 pm**  
**City Hall - 70 Court Plaza**  
**First Floor North Conference Room**  
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**PRE-MEETING AGENDA – 4:30 PM, 5<sup>TH</sup> FLOOR CITY HALL**

1. Review of agenda items.
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**PLANNING & ZONING COMMISSION AGENDA – 5:00 PM 1<sup>ST</sup> FLOOR CITY HALL**

The Planning and Zoning Commission will hear public comments only on items that appear on the agenda. Presentations by the public shall be limited to no more than ten (10) minutes for the main spokesperson for a group and no more than three (3) minutes for other individuals. Additional information may be conveyed to the Planning and Zoning Commission in written form.

**ADMINISTRATIVE**

1. Approval of minutes from the February 5, 2014 meeting.

**SUBDIVISION APPEAL**

1. APPLICATION WITHDRAWN - An **appeal of a minor subdivision** recorded in Platbook 134, Page 171 of the Buncombe County Register of Deeds identified as PIN #9648.71.4686 located at **93 Caledonia Road** and PIN # 9648.71.4425 located at **129 Caledonia Road** in the Buncombe County Tax Records. Appellant is the Kenilworth Residents Association, Inc. and the property owner is Caledonia, LLC. Staff coordinating review – Judy Daniel.

**LEVEL II**

1. Level II site plan review for the construction of 22 single-family residential townhomes and associated infrastructure on 4.54 acres on Thrones Lane. The project is known as **Dillingham Woods**. PIN 9658-58-4045. The property is owned by Hill Ventures, LLC and the contact is Mike Hayes. Planner coordinating review – Julie Fields.

**MAJOR SUBDIVISION**

1. Review of a Major Subdivision with a Subdivision Modification on Bridle Path Road for the creation of 7 lots served by a substandard access. The subject property is a total of 4.54 acres at **3 Bridle Path Road** and includes PINs 9740-10-8566 and 9740-10-7741. Planner coordinating review – Jessica Bernstein.

**SUBDIVISION MODIFICATION**

1. Review of Subdivision Modification application on Mountain Song Lane for the allowance of substandard access provisions utilizing an existing unopened ROW to serve two lots. The subject property is a total of 1.10 acres at **17 Mountain Song Lane** and includes PINs 9638-72-9370 and 9638-82-0444. The owner and project contact is Jim Demos. Planner coordinating review – Jessica Bernstein.

**CONDITIONAL ZONING**

1. Review of a conditional zoning request for the construction of 260 unit multi-family residential development on 12.75 acres at 40 Gerber Road with a request for modification of the requirements concerning the location of street trees. The PIN is 9655-26-4684. The project is known as **Givens Park Apartments**. The property is owned by Givens Estates and the project contact is Matt Sprouse. Planner coordinating review – Julie Fields.

**WORDING AMENDMENT**

1. Consideration of a wording amendment to Section 7-11-3(b) of the City's Unified Development Ordinance concerning the **applicability of landscape standards**. Planner coordinating review – Julie Fields.

**DISCUSSION ITEMS**

1. AICP Update and Training – Judy Daniel
2. Historic Preservation Plan Update - Stacy Merten
3. Tiger II Update – Jeff Staudinger

**NEXT MEETING**

1. Discuss need for mid-month meeting on April 17, 2014 at 4 p.m.
2. The next meeting will be held May 7, 2014 at 5 p.m.